



Economic & International Development Department

HISTORIC LANDMARK COMMISSION MEETING MINUTES FIRST FLOOR, COUNCIL CHAMBERS CITY 1 BUILDING, 300 N. CAMPBELL STREET FEBRUARY 8, 2016 4:00 P.M.

Mayor

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The El Paso Historic Landmark Commission held a public hearing in the Council Chambers, City 1 Building, 300 N. Campbell Street, February 8, 2016, 4:00 p.m.

The following commissioners were present:

Chairman William Helm

Commissioner Joseph Longo

Commissioner Beatriz Lucero

Commissioner Randy Brock (4:09 p.m.)

Commissioner Edgar Lopez

Commissioner George Córdova

Commissioner Melinda Skillern

The following City staff members were present:

Ms. Providencia Velázquez, Historic Preservation Officer, Economic & International Development

Mr. Juan Gonzalez, Assistant City Attorney, City Attorney's Office

Mr. Adam Train, Planner, Historic Preservation Office, Economic & International Development

CALL TO ORDER

Chairman Helm called the meeting to order at 4:07 p.m., quorum present.

PUBLIC COMMENT

Chairman Helm asked if anyone present would like to address the Commission on issues not posted on the agenda. There was none.

INTRODUCTION

Ms. Velázquez introduced newly appointed Commissioner Joseph Longo, District 2. Commissioners welcomed Mr. Longo to the Historic Landmark Commission. Ms. Velázquez explained District 1 and District 4 have yet to appoint someone to the commission.



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Certificate of Appropriateness

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1. **PHAP16-00002:** Being 11 Mills SWC of blk., City of El Paso, El Paso County, Texas
- Location: 301 – 303 Texas Avenue
- Historic District: Downtown
- Property Owner: Bassett Partners EP LLC
- Representative: Geoffrey Wright
- Representative District: 8
- Existing Zoning: C-5/H (Commercial/Historic)
- Year Built: 1929
- Historic Status: Landmark
- Request: Certificate of Appropriateness for the rehabilitation of subject property to include new storefronts, signage, lighting, canopies, and awnings; masonry, metal, and window repair; the installation of a pool; the construction of new doorways; the installation of a fence; and alteration of designated interior lobby
- Application Filed: 1.11.16
- 45 Day Expiration: 2.25.16
- Continued from 01.25.2016 meeting*

Ms. Velázquez stated the property owner is requesting a Certificate of Appropriateness for the rehabilitation of subject property to include new storefronts, signage, lighting, canopies, and awnings; masonry, metal, and window repair; the installation of a pool; the construction of new doorways; the installation of a fence; and alteration of designated interior lobby.

Mr. Henry Trost designed the art-deco style, O.T. Bassett Tower in 1929. The property owner plans to rehabilitate the structure into a hotel. Per the presentation photos, Ms. Velázquez noted the following proposed rehabilitations and historic features of the structure:

1. Storefront to be altered to accommodate an entrance;
2. Original terra cotta designed by Mr. Henry Trost;
3. The existing entrance will remain;
The interior of the entrance is one of six interior designated properties within the City of El Paso; all the interior designated properties are located in the downtown area;
4. Supposed face of Henry Trost affixed on pillar immediately above the O.T. Bassett Tower lettering;



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5. The corner of Texas Avenue and Stanton Street that was altered in the 1950s;
6. Original prism glass in the transom; and
7. Proposed location of the new pool

At the January 25th HLC meeting, commissioners and staff requested the representative revise the plans and provide additional information as requested and present those plans and information at today's meeting.

1. Signage

Ms. Velázquez explained a new prominent "aloft" sign will be installed over the entrance. The sign will be 11 feet in length by 4 feet in height. To the left of the "aloft" sign will be another sign for the corner property tenant. "Aloft" is a hotel chain; therefore, they will be using their signage throughout. Outdoor signage, for the storefronts on Stanton Street, will be mounted to the masonry.



2. Removal of the EFIS from the plans and replacement with vapor permeable material

Per the revised plans, the representative will use stucco instead.

3. Fence installed along the wall

The fence will be a six-foot, metal picket fence with mesh behind. Visibility will be minimal.

Ms. Velázquez requested the property owner be present today but he could not attend; however, he submitted a letter instead. (Copy of letter on file) Ms. Velázquez read the letter into the record.

FOR THE RECORD

February 9, 2016
Honorable Leticia H. Castaneda
Re: Bassett Tower approval

To Whom It May Concern:

I am writing this letter regarding the coming review of the Bassett Tower project. I understand there is some concern or question over the path we have proposed on the jewelry store corner as opposed to going back to the original look. We have proposed this for these reasons:

- 1) We have a tenant lined up that only was willing to take the space as the jewelry store look. They proposed a restaurant that is a perfect fit for the project and is a proven and successful operator that allows our vision. They were very clear on the look and their willingness to only move forward as is.
- 2) The cost of converting is prohibitive. We stopped counting the numbers at over a half a million dollar plus with what would be required to replicate the original look. If we did a renovation, we would have to deal with the existing structure with the over structure available in El Paso and this was a path that was not commercially viable and would cause the project to be entirely to fail.
- 3) The NPS wanted this look. At the end of the day, there opinion is what governs whether we can move or not.

As you can see, regardless of our opinion on the aesthetics, the project would not be able to move forward with any different look. To ensure this project moves along appropriately, I ask to approve our submission as is. I appreciate the consideration as always.

Lane Gaddy
Lane Gaddy



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Additionally, Ms. Velázquez read into the record the email from the architect to the Texas Historical Commission regarding the National Park Service and the response regarding the alteration to the corner of Stanton and Texas.

FOR THE RECORD

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From: Valerie Magolan [mailto:Valerie.Magolan@hlc.state.tx.us]
Subject: RE: Bassett Tower Transom
Date: January 27, 2016 at 10:42
To: Geoffrey Wright [mailto:gwright@wrightdabin.com]
Cc: Gary Sachau [mailto:Gary.Sachau@hps.gov]

Geoffrey,
The transom glass mockup attached seems reflect what we saw in your previous amendment without change, is that correct?

But yes, as per my notes, Gary Sachau recommended that retention of the 1950s jewelry store would meet the Standards, in a telephone conference in October 2014.
In our review and approval of the initial Part 2 tax credit application, retention of this feature was part of the submission that was approved. NPS and our office only address items that are PROBLEMATIC through conditions levied on the Part 2, while items that are found to meet the Standards and are approved by NPS and our office will typically result in no further comment on the review form.

Thanks,
Valerie

Valerie Magolan
Tax Credit Program Specialist
Architecture Division
Texas Historical Commission
P.O. Box 12276
Austin, TX 78711-2276
512.463.3857
www.hlc.state.tx.us

From: Geoffrey Wright [mailto:gwright@wrightdabin.com]
Sent: Tuesday, January 26, 2016 5:27 PM
To: Valerie Magolan
Cc: Gary Sachau
Subject: Bassett Tower Transom

Valerie,

The attached drawing shows the configuration of the new transoms which will replace all existing transoms except for the one bay that still has the original leaded prismatic glass.

Because much of our communication is verbal, I wanted to get in writing from you that you are ok with this. It is my understanding that unless you object to something we have submitted, it is approved. For example at the local Historic Landmark Commission meeting yesterday, the idea of changing back to the original building design as opposed to the corner jewelry store came up. You will recall that Gary Sachau recommended keeping the jewelry store in a conference call, but we never got anything in writing about that. No exception was taken when we submitted it that

Chairman Helm stated the information provided by the representative satisfies the request for documents from the Texas Historical Commission and the National Park Service. However, commissioners and staff had requested the representative provide the elevation plans for the fence in the rear.

Commissioner Lopez clarified the representative revised the plans documenting the material for the EFIS was changed to stucco as requested by commissioners.



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Ms. Velázquez replied yes, the EFIS would be changed to a vapor permeable material. She then distributed the revised elevation plans for the fence for commissioner's review. *Regarding the lighting plan, it was her understanding that it was still being worked on.* Per the elevation plans, she pointed out that lighting will be installed in the canopies on the corner.

Commissioner Lopez asked for clarification regarding the floodlights for the façade.

Chairman Helm and Ms. Velázquez agreed the floodlights would be behind the parapet.

Chairman Helm asked where is the "aloft" sign on the elevation?

Ms. Velázquez explained it would be over the new entrance.

Chairman Helm and Commissioner Lopez noted at the January 25th meeting, commissioners requested a sample/or photo of the stone.

Ms. Velázquez provided commissioners a large sample of the proposed limestone material for their review.

DISCUSSION CLOSED TO COMMISSIONERS

Ms. Velázquez clarified that as per the number 10 elevation plan, the signs will be mounted on the masonry and placed on the historic storefronts on Stanton Street. Per the elevation plan, she highlighted the location of the signs for the new tenants.

Commissioner Lopez asked Ms. Velázquez how many proposed signs would there be.

Ms. Velázquez explained that depends on the number of tenants. Each tenant is allowed one sign per business; signage is permissible on awnings.

Chairman Helm commented on the lighting as part a plan. The Progress 3-2-1 group has requested his opinion on how to light more landmark buildings downtown. He requested the representative bring the final lighting plan back to commissioners for review and/or approval.

Mr. Wright replied he would be happy to do that. He provided background information regarding issues he has endured regarding the lighting plan and reiterated he would present the lighting plan to commissioners after approval from all entities involved.



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MOTION:

Motion made by Chairman Helm, seconded by Commissioner Lopez AND UNANIMOUSLY CARRIED TO APPROVE THE APPLICATION WITH THE OWNER'S REQUEST TO RETAIN AND RESTORE THE 1950s ERA RENOVATIONOR RECONFIGURATION OF THE CORNER JEWELRY STORE, APPROVAL OF THE MATERIALS PRESENTED AND THE RESTORATION OF THE OTHER ELEMENTS AND STOREFRONTS, AND THE OWNER WOULD COME BACK TO PRESENT THE LIGHTING PLAN.

2. PHAP16-00003:	Carpenter & Ammons 4 & 43, City of El Paso, El Paso County, Texas
Location:	123 N. Schutz Street
Historic District:	Ysleta
Property Owner:	Alma Fierro
Representative:	Victor M. Lopez
Representative District:	6
Existing Zoning:	A-2/H (Apartments/Historic)
Year Built:	N/A
Historic Status:	N/A
Request:	Certificate of Appropriateness for the construction of a new house and the installation of chain link fence on the side property line
Application Filed:	2.1.2016
45 Day Expiration:	3.17.16

Ms. Velázquez stated the property owner is requesting a Certificate of Appropriateness for the construction of a new house and the installation of a chain link fence on the side property line. The lot is currently vacant. The proposed new home will be located in the center of the lot, which is very long. The proposed Spanish Mediterranean Revival style home will be a small, one story home with a stucco façade. The owner proposes single hung operable windows.

Currently, along the chain link fence on the side there exist trees and shrubs and other vegetation. However, there is a fence located at the front property line made of rock wall and metal picket on top and an iron gate.





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The property owner is proposing to pave the driveway. There is not a chain link fence on the side of the property.

The Historic Preservation Office recommends **APPROVAL WITH MODIFICATIONS** of the proposed scope of work based on the following recommendations:

The Ysleta Historic District Design Guidelines recommend the following:

- Any new construction must be compatible in size, texture, color, design, proportion and detail to adjacent buildings and streetscapes; and must follow the specific architectural styles designated appropriate for that particular zone. Incorporating existing architectural features with new design elements can contribute added interest and compatibility.
- New structures should respect the integrity of existing buildings.
- Existing historic structures and streetscape need to be taken into consideration before designing new infill construction.
- Setbacks, proportion, rhythm, and building elements should all be addressed.
- Certificate of Appropriateness shall be reviewed based on general conformance with the following architectural styles within the Ysleta Historic District: Pueblo Revival, Pueblo Colonial, Mediterranean, and one-part commercial.
- Although most of the architecture within the Ysleta Historic District is vernacular (peculiar to the locality), examples of the non-conforming structures and new construction, be modified/constructed to reflect either Pueblo Revival, Pueblo Colonial, Mediterranean and one-part commercial type architecture in order to create unison within the Ysleta area.
- As previously mentioned in regard to existing non-conforming styles, it is recommended that the property owner identify and utilize one of the suggested architectural styles. The chosen style should complement the existing structure.
- Furthermore, new construction adjacent to non-conforming structures should be of an architectural style that complements the non-conforming structure, and helps to develop character on the block, neighborhood, and/or area.
- Construction of new fences and replacement of older existing fences should be of compatible materials, in order to complement the building.
- Rock, brick, wood, and wrought-iron are generally acceptable materials but each case should be decided individually.
- Cinder blocks with stucco can be use for fencing but plastics should be avoided. Metal or wrought iron may be used with brick buildings and some adobe structures.
- Landscaping is an inherent part of a building's sitting and design. Good landscaping reinforces and highlights the architectural qualities of a structure.

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing in size, scale, and architectural features to protect the historic integrity of the property and its environment.

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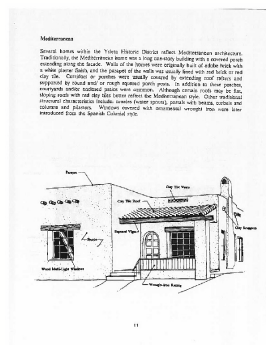
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THE MODIFICATIONS ARE THAT THE FRONT ELEVATION BE FURTHER EMBELLISHED WITH ARCHITECTURAL DETAIL OR WINDOWS; THAT A LANDSCAPING PLAN BE SUBMITTED FOR THE FRONT YARD; THAT THE PAVING MATERIAL BE COMPATIBLE WITH MATERIALS ON THE BLOCK; AND THAT THE PROPOSED CHAIN LINK FENCE BE CHANGED TO A MORE COMPATIBLE MATERIAL

In the commissioner's information folders, Ms. Velázquez included a page from the Ysleta Historic District Design Guidelines which illustrates the Mediterranean Architectural style.



The proposed construction of a new home is very similar to the Mediterranean style.

Mr. Victor Lopez, contractor representing the property owner, explained the chain link fence will be removed; the property owner's mother lives next door.

Commissioner Lopez clarified the material for the home will be stucco. Commissioner Lopez stated his concern was that the air conditioning units on the roof would be visible.

Mr. Lopez responded yes, the air conditioning units will be on the roof; however, the parapet wall in front will be high enough to prevent visibility.

Commissioner Lopez felt the parapet wall was not high enough.

Mr. Lopez explained a second plan is to build a split system with the condenser in the rear.

Chairman Helm and Commissioner Lopez both agreed the split system with the condenser in the rear was the best solution for placement of the air conditioning units.



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Commissioner Lopez asked Mr. Lopez if landscaping is provided for the side and front of the house.

Mr. Lopez replied no, currently the property has bushes and small vegetation on the side and the front will be the driveway.

In her modifications, Ms. Velázquez explained the paving material should be compatible with material on the block.

Mr. Lopez stated the driveway would consist of concrete and nothing else.

Ms. Velázquez reiterated her modification request that the paving material be compatible with material on the block; however, there was no specificity regarding the look or pattern or color on the plans. She remarked concrete would be an acceptable material

Chairman Helm asked Mr. Lopez if he was willing to comply with the staff recommendations to submit a landscaping plan for the front yard.

Mr. Lopez asked what the requirements were for the landscape.

Chairman Helm explained the area to be landscaped is the front yard.

Mr. Lopez was not opposed to preparing a landscape plan.

Commissioner Lopez suggested some trees and plants to enhance the beauty of the space.

Ms. Velázquez explained she could approve the landscape plan administratively.

Mr. Lopez concluded the existing rock wall with the wrought iron on top will remain as is. He preferred using the split system with the condenser in the rear for the air conditioning unit.

MOTION:

Motion made by Commissioner Lopez, seconded by Chairman Helm AND UNANIMOUSLY CARRIED TO ACCEPT THE PLAN THE WAY IT IS WITH ADDITIONAL LANDSCAPING TO BE PRESENTED TO MS. VELÁZQUEZ; AND THE OPTION TO HAVE AN A/C UNIT ON THE ROOF AND RAISE THE PARAPETS SO THE SYSTEM WON'T BE VISIBLE OR A SPLIT SYSTEM TO PLACE THE CONDENSING UNIT ON THE BACK AND LEAVE THE PARAPET AS IS. NO CHAIN LINK FENCE BETWEEN THE HOUSES.



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3. Addresses of property HLC commissioners have requested that HLC staff review or investigate and provide a report to the HLC. If no addresses are submitted in advance and listed under this agenda item, commissioners may announce such addresses under this agenda item. Discussion on property announced at this meeting will take place during the next regularly scheduled meeting. February 8, 2016 deadline for HLC members to request for agenda items to be scheduled for the February 22, 2016 meeting. February 22, 2016 deadline for HLC members to request for agenda items to be schedule for the March 7, 2016 meeting.

No address requests from commissioners for staff to review or investigate.

HLC Staff Report

4. Update on Administrative Review Cases since the last HLC meeting for the properties listed on the attachment posted with this agenda. (See Attachment "A")

No comments from commissioners.

MOTION:

Motion made by Commissioner Lucero, seconded by Commissioner Brock AND UNANIMOUSLY CARRIED TO APPROVE THE HLC STAFF REPORT.

OTHER BUSINESS/ANNOUNCEMENTS

HAPPY BIRTHDAY

Ms. Velázquez announced today is Commissioner Lopez' birthday.

COUNTY COMMISSIONERS APPROVE THE DOWNTOWN HISTORICAL SURVEY

In 2015 City passed on the monies from the Texas Historical Commission to fund a survey of the Downtown, Chihuahuita, and Segundo Barrio areas. The County Commission's meeting was today and the commissioners voted unanimously to authorize \$140,000.00 for a survey; additionally, they will be researching grant monies to offset unforeseen costs.

The commissioners came to the conclusion that the survey and proposed National Register nomination will have a positive effect for El Paso.



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Commissioners all agreed this is very good news for the city.

Ms. Velázquez added the Texas Historical Commission sent a representative to be present for the County Commission's meeting. The representative explained to the commissioners that surveys are taking place all over Texas, especially Dallas and San Antonio. Additionally, these cities have seen an increase heritage tourism significantly, and the representative felt this would have a huge and positive benefit for El Paso.

Ms. Velázquez explained the process and time table for this project to commissioners.

Commissioner Lucero asked if the city would then incorporate the surveys.

Ms. Velázquez replied no, this survey is to be used as the basis for a National Register nomination. Following the conclusion of the survey, those individuals will submit their documents to the Texas Historical Commission which is the State Historic Preservation Office (SHPO). The SHPO will hold a public hearing and will determine whether or not the nomination is approved.

Following all that, should the State Historic Preservation Office feel there is a National Register district here, the documents are forwarded to the State Board of Review. Following their approval, the documents are forwarded to the National Parks Service for a final decision on whether or not this project should be considered a National Register district.

Ms. Velázquez explained the city has no role in this project because the city handles its own local designations.

Other Business – Discussion and Action

5. Approval of Regular Meeting Minutes for January 25, 2016

Chairman Helm asked commissioners if they had any additions, corrections and/or revisions. There were none.

MOTION:

Motion made by Chairman Helm, seconded by Commissioner Skillern AND UNANIMOUSLY CARRIED TO APPROVE THE REGULAR MEETING MINUTES FOR JANUARY 25, 2016.

MOTION:

Motion made by Chairman Helm, seconded by all Commissioners AND UNANIMOUSLY CARRIED TO ADJOURN THE HLC MEETING AT 4:47 P.M.